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ECONOMIC DEVELOPMENT COMMITTEE
October 20, 1998 -- 4:00 P.M.

A meeting of the Economic Development Committee was called to order by Councilman Hakeem, Chairman, with Councilmen Taylor, Hurley, Lively, and Eaves being present. Councilman Shockley joined the meeting later. City Attorneys Randy Nelson and Mike McMahan, Management Analyst Randy Burns, and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Mayor Kinsey, Adm. Boney, Ken Hays, Adm. Marcellis, John Bridger, Barry Bennett, Bob Colby, Diane Arnst, Brian Smart, Don Young, and Carol Sivley.

Chairman Hakeem called the meeting to order and stated the committee would go over Ordinance revisions to the Chattanooga Air Pollution Control Ordinance and see if there were any questions. He turned the meeting over to Bob Colby.

REVISIONS TO CHATTANOOGA AIR POLLUTION CONTROL ORDINANCE

Mr. Colby noted that this Ordinance Amendment is 97 pages long, and one-third of it applies to rules that are applicable to new and existing landfills; one-third applies to the Erlanger Hospital Waste Incinerator, which will close down at the end of this year; and the other one-third is housekeeping in nature and provides more flexibility to new industries coming in and makes us consistent with State and Federal regulations. He explained that our regulations can be no less stringent than State statutes. He noted that this Ordinance had been brought before the Air Pollution Control Board, and there were two objections brought forth by the Manufacturers' Association, and these had been removed, and there was nothing controversial left in this that he knew of.

Councilman Lively asked if the Incinerator at Erlanger was to burn medical waste, what would they do with medical waste when this was closed down? Mr. Colby responded that they were contracting with a

firm to handle this either with an incinerator or landfill; that they were going to gain \$106,000 a year by not operating the incinerator.

On motion of Councilman Lively, seconded by Councilman Taylor, this Ordinance will be recommended to the full Council.

At this point Chairman Hakeem welcomed back Councilwoman Hurley to the country.

BROWNFIELD PROGRAM

Mayor Kinsey stated there were two things that were going to have a long-term significant impact on the community and one was the Brownfield Program which was initially underway. He explained that we had tried to get a Federal Government Grant and were unsuccessful; that he and the County Executive had knocked on local company doors that will benefit and also had gone to the utilities who had given authority through their Boards to have money authorized for this program. He stated that they had \$270,000 committed; that the Electric Power Board, Atlanta Gas, and Tennessee American Water Co. had authorized \$25,000 a year; that the City's cost would be \$50,000 or \$25,000 per year, and the County's share would be the same. He was asking for approval of the \$50,000 at \$25,000 a year. Mayor Kinsey explained that the Air Pollution Control Bureau would be responsible for administering this as they dealt with EPA and the State and had the expertise to do this.

Councilwoman Hurley questioned how this money would be spent. Mayor Kinsey responded that some of it would go for staff; that it would not be used to actually clean up sites; that it would be used to assess the property for problems and also allow us to do a better job in applying for grants.

Councilman Taylor questioned if the staff position that the Mayor mentioned would be posted and a resume required or if that person had already been secured. Mr. Colby responded that the position would be posted, and it would go through the ordinary process.

Chairman Hakeem asked if this individual would deal with community outreach since agendas might not mesh. Mayor Kinsey responded that if they were going to be successful they would have to reach out to the community.

Councilman Taylor indicated that he thought this was an excellent opportunity and moved that this be recommended to the full Council. This was seconded by Councilwoman Hurley and approved by the committee.

STUDY OF VAAP

Mayor Kinsey stated this was a unique opportunity to have 7,000 acres

freed up and moving along in an orderly fashion; that we were going to get GSA to agree to a Planning effort to make sure we don't waste this opportunity; that we would be provided a "broad brush" of what should go there; that a Plan had been put together which would cost \$75,000 and GSA would provide \$50,000 and the City would provide \$12,500 and the County \$12,500; that we were getting the Council and County Commission involved, and it was great to see the Federal Government working with us. On motion of Councilman Taylor, seconded by Councilman Lively, this will be recommended to the full Council.

SOUTH PARKING LOT IMPROVEMENTS

Mayor Kinsey stated this issue had been touched on briefly; that there had been an information session with Carter Street about a vacant lot that Carter Street owns next to the Trade Center; that it is overgrown and the fence is falling down; that it has bad soils and looks bad; that it would be 12-14 months before actual construction would begin on the Trade Center. He presented a handout, which is made a part of the minute material, that showed the total project cost as being \$145,000, which included putting in good soil to prepare the site for a parking lot; that the \$145,000 is available, and they were requesting \$129,000 from the City to prepare the parking lot, and they would pay us back in 12-14 months from the parking revenues. He stated he only got this information on Friday, and we have to act quickly, and he was asking that the Council consider acting on this as quickly as possible; that it would be a loan to Carter Street.

Councilman Eaves asked if this would involve compacted soil; the answer being yes, he moved that this be recommended to the full Council. This was seconded by Councilman Lively and approved by the committee.

Attorney Nelson indicated that this Resolution could be put on tonight's agenda, and on motion of Councilwoman Hurley, seconded by Councilman Lively, this will be accomplished.

RIVERVALLEY STAFF

While everyone was together, Mayor Kinsey stated that some of the core staff at RiverValley would be moved to the Chamber; that in the previous years we had allocated \$400,000 a year to RiverValley and this had been reduced to \$200,000 and in the near future, instead of funding to RiverValley, they would like us to direct this to the Chamber. He stated he was not asking for any action at this time; that we were getting an Economic Development Director and a lot of re-positioning was going on.

Councilman Eaves asked if we were trying to get a professional Economic Development Director who was involved in this business. Mayor Kinsey responded that we were doing a search and looking for

someone who is experienced; that we need someone to go out as a "hunter" to go out and hunt and bring something back.

Chairman Hakeem asked Mayor Kinsey to send the Council one or two bullets on what he had just discussed (RiverValley-Chamber issue).

URBAN GROWTH POLICY ACT

Mayor Kinsey ended his comments by adding that we were undergoing an Urban Growth Policy Act, and he thought it was important that we all be aware of the process that is going on; that he thought it would be helpful to have the Planning Staff and Mr. Sudderth come and give us a briefing on this.

REGIONAL ADDRESSING POLICY

Mr. Al Butler of GIS was present to go over this issue. He explained that we had some glitches in our policy, and he had worked together with the Staff to fill in the gaps and to come up with base line streets and reconstruct a policy statement; that we needed to clean up and clarify our existing policy; that software would be developed to assist the Staff; that there would be a single unified data base that would get rid of some of our inconsistencies; that there would be an official street name list with the City Staff that would identify the official names for the post office, 911, and emergency vehicles; that attention would be given for alias names and cross-referencing; that we would try to get everyone working on the same page and be all together on the Policy. Mr. Butler stated that street names is a legislative function and all names would come through this body (City Council); that the Council would give an endorsement of these changes, and he would be talking to the County Commission tomorrow.

Mr. Bennett stated this was something we had been working on for quite some time; that we needed to get everyone all on one page, and this would help the 911 people and the public in general and emergency vehicles could respond in a timely manner.

Councilman Taylor asked what was in place to make sure that houses are properly identified. Mr. Butler responded that there is a problem in that area; that we have no mechanism to encourage this; that he had just moved here in December and noticed irregularities in the way buildings are numbered; that this was big concern, and we needed to look at the process; that one suggestion would be that before a Certificate of Occupancy is granted that this number identification be in place; however, he stated, he had learned that a lot of C.O's are

issued verbally, and he had been working with the Building Inspector on this; that we might need a City Ordinance to encourage people to do this. Councilman Taylor questioned how an emergency vehicle could properly respond if they can't find a house?

Mr. Butler explained that we would have a link in the data base to identify emergency locations; that we would start with data on a map and "zoom" in on it; that we need some help in apartment complexes; that this is a growing concern as we get more automated; that the key would be to have the map in emergency vehicles so they could see for themselves their relation to the site. Mr. Butler stated that he had been working with the Police Department to automate this with laptop computers; that this new Policy Statement would not correct things in place but would keep them from getting worse.

Mr. Hays stated that this community was blessed to have Al Butler with us; that we were getting mired down and since Al hit the scene, some strong progress was being made; that Al had the technical capability, and the County had done a good job in giving Al the resources he needs. He stated he was glad that Mr. Butler was working closely with our people.

Mr. Butler added that he had been working with people on the One-Stop Shop for an on-line data system from a non-proprietary view.

Chairman Hakeem questioned Mr. Butler about the statement he had made concerning Certificates of Occupancy being given on the phone. Mr. Butler stated that some were given verbally. Mr. Young quickly added that we don't operate that way in the City.

Attorney Nelson suggested that the numbering policy could be addressed before a rezoning is granted or it could be properly addressed before the Zoning Appeals Board. He added that it would be helpful to have addresses painted on curbs.

AMENDMENT TO ZONING ORDINANCE RELATING TO SALE OF MANUFACTURED HOMES

Mr. Bennett explained that we were attempting to find a place to put manufactured homes sale lots; that presently they are permitted in M-1 Zones and not addressed elsewhere. He explained that this would place them in C-1 Highway Commercial Zone. He stated that this would tend to be on major thoroughfares with wider expanses of property; that they felt that this was technically a retail commercial use and should be in a commercial zone rather than an industrial one; that it was a somewhat more intrusive commercial use; that a Special Permit would be

required from the Board of Zoning Appeals and there were specific details that had to be followed in making application. Her reiterated that this was a somewhat more intrusive use than a general commercial use.

Attorney Nelson mentioned that Mr. Ben Plain had contacted him and had a problem with the type of Site Plan that would have to be given to the Board of Zoning Appeals; that he was concerned with the fact that it would have to be detailed rather than conceptual. He stated that Mr. Plain told him that normally you don't go for detailed plans until the zoning is approved.

Mr. Bennett responded that they just needed a sketch plan basically; that it did not have to be an engineer drawing; that he thought we could work with that.

Councilman Lively stated that he thought there still might be some tightening of this, referring to Section F (2) that states that all units placed on such lots shall be displayed for sale only and no storage shall be allowed within any manufactured home. He stated that what the Council had in mind was to make it restrictive enough so that if the company had only five models that that is what would be allowed and there would be no storage, and this would be for display only; that they wanted to avoid it looking like a parking lot or used car lot and make sure the Ordinance was kept restrictive.

Attorney Nelson noted that this was not on the agenda tonight and additional language could be brought back. Mr. Bennett agreed that this was not how it reads now. Councilman Taylor stated that it should read models for display only. Councilman Lively added that this would involve only four or five and not 50 manufactured homes to choose from; that when a house is sold, it would be sent from where it is manufactured.

AMENDMENT FOR EXTENSION OF TIME FOR RESTORATION OF NONCONFORMING USES

Mr. Bennett explained that this Ordinance was for the restoration of nonconforming uses; that a person would be able to apply for an extension of time if the building was destroyed by fire, explosion, or other casualty; that if they cannot completely restore it in the allotted time, then they can request an extension.

Councilman Eaves questioned if one year's time length was not long enough to restore a building. He stated he did not understand this restriction.

Councilwoman Hurley also questioned what we were trying to accomplish.

Mr. Bennett responded that a person is given one year to replace, and if they did not meet this year's requirement, they could be given more time. Councilwoman Hurley questioned why we would want to give them more time? Mr. Bennett responded that this only gives an applicant the opportunity to request an extension; that there might be some cases where this would not be a problem; that these would be brought back before the Council.

LANDSCAPE PROVISIONS AMENDMENT

Mr. Bennett stated that Mr. John Bridger would handle the last item. Mr. Bridger introduced Ms. Carol Sivley who has been with the City for one month and has been working on the Landscape Ordinance. Mr. Bridger explained that we would be adding C-7, which is part of North-Shore and there would be no need of doubling trees. Mr. Bridger mentioned an amendment in how we define a parking bay. He stated that the third item dealt with how you classify a site, using as an example a proposed commercial use within a manufacturing zone may be classified as a commercial zone for the purposes of using the Screening Matrix. Mr. Bridger stated that two other items would add more flexibility to what developers can do; that they can plant smaller trees of 5' to 6' because survival is better for this height tree. He also touched on the other item, "Certificate of Occupancy/ Bonding" which would allow the costs of the landscaping to be certified by a licensed contractor or determined using a general formula established by the landscape site plan reviewer. He explained this would be the option of the applicant. The last item related to measurements, changing a caliper to a measurement of the tree trunk diameter at 6" above grade level rather than 2 1/2'.

Chairman Hakeem questioned what a caliper was. Ms. Sivley responded that a caliper measurement was just a measurement across the trunk of a tree.

At this point Councilwoman Hurley asked if there were any rules about people who own vacant lots allowing semi-trailers to park there--if there was any Ordinance against this? Mr. Young responded that there was no Ordinance--just signage on the streets; that the City does not permit this as a business but when an individual lives on a street they often drive their semi-trailer home. Attorney Nelson added that triple-axle vehicles are not allowed on city residential streets unless it involves a pick-up or delivery. Councilwoman Hurley indicated there were lots on Frazier Ave. where they let tractor trailers park. Mr. Young stated that the City Attorney's Staff was working on an Ordinance to limit this to a certain extent.

Councilman Taylor went back to the Landscape Amendment, stating that Mr. Bridger spoke about trees being 5' and using them as a buffer. He questioned if you could still use 5' to 6' trees as a sight-obscuring buffer? Mr. Bridger responded that they would have to be trees that

would grow to be 8' tall and when you're speaking of screening, they have to be at least 8' tall. Councilman Taylor questioned in talking about a sight-obscuring buffer if you have to plant full trees or if they can grow into this fullness. Mr. Bridger responded more or less grow into them. Councilman Taylor stated then it is not sight-obscuring at the time; that it can take time to grow the trees. Ms. Sivley added that when you look at the screening matrix that it can be a double row.

On motion of Councilman Taylor, seconded by Councilwoman Hurley, the above three Ordinances will be recommended to the full Council to be on the agenda two weeks from tonight.

Mr. Ben Plain stated that he was of the understanding that the Ordinance relating to manufactured homes would be on tonight's agenda. Chairman Hakeem explained to him that there were some suggested changes, and it would need to be put off for a couple of weeks.

The meeting adjourned at 5:00 P.M.